

# Marketplace at Ken Caryl | Restaurant Space

10143 W Chatfield Ave | Littleton, CO 80127



## AVAILABLE

Unit 10: 2,290 SF

## RATE

\$22.00/SF

## NNN

\$10.65/SF

## CONTACT

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## ABOUT THE PROPERTY

- Located within a heavy retail corridor submarket with enduring co-tenants and affordable pricing

## UNIT 10

- 65 gallon grease trap and 3-compartment sink
- Ideal for low-intensity restaurant users such as:
  - Small cafe/coffee shop with kitchen
  - Sandwich shop/deli/bread bakery
  - Ice cream/frozen yogurt
  - Smoothie/juice bar

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	13,212	80,903	211,763
Total Households	4,761	32,560	86,042
Avg. Household Income	\$165,903	\$169,345	\$156,390
Daytime Population	9,711	66,662	194,553

Year: 2025 | Source: Esri

## TRAFFIC COUNTS

W Ken Caryl Ave	23,912 VPD
S Pierce St	16,853 VPD

Year: 2025 | Source: Esri



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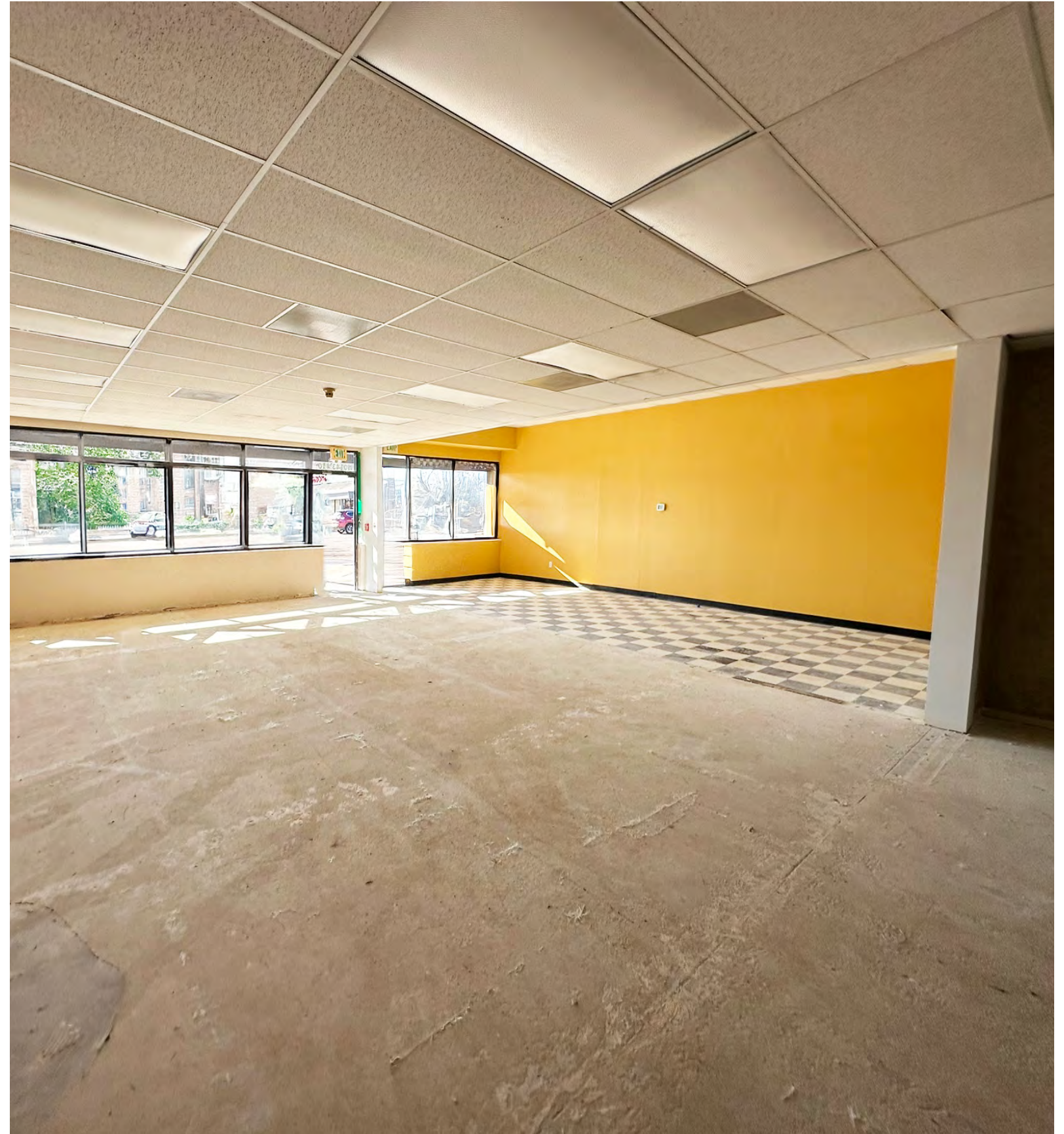
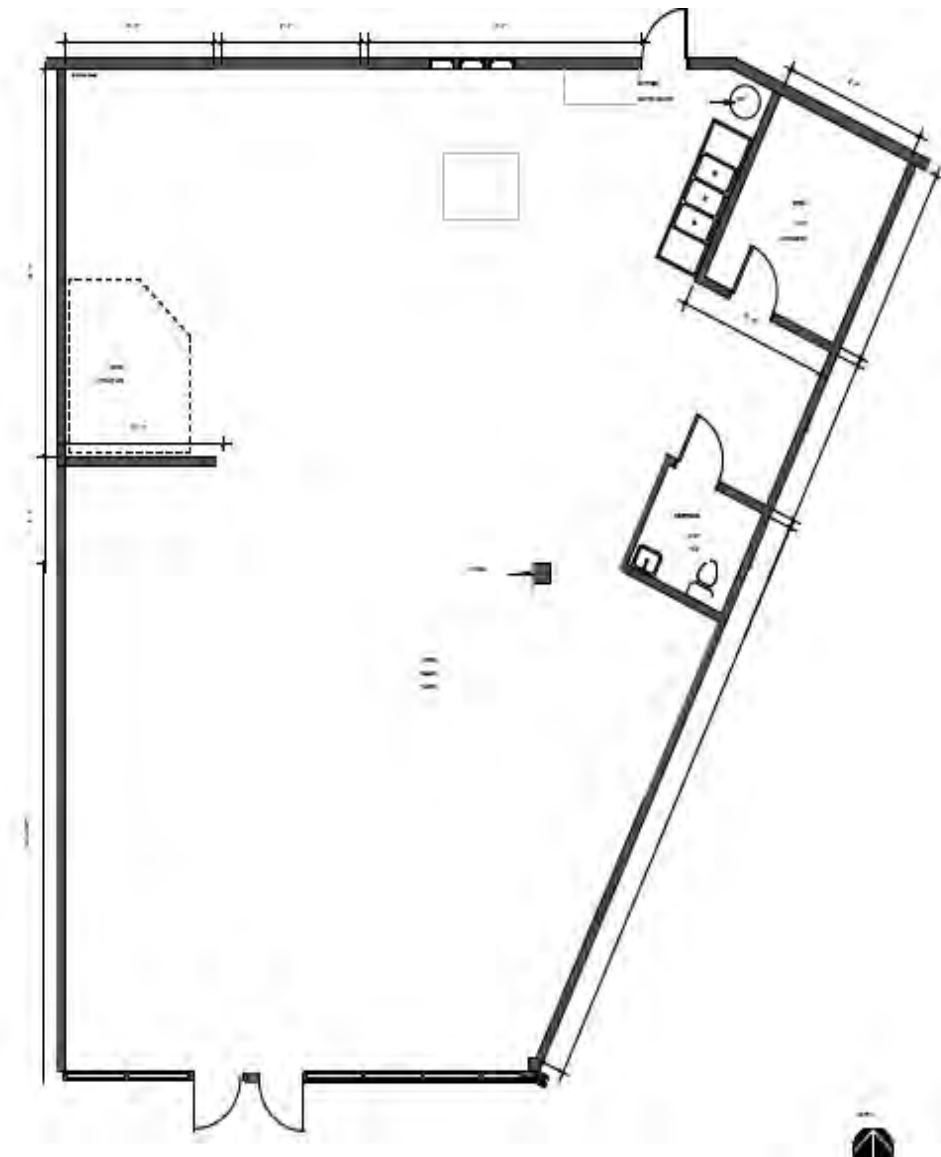
- Available Restaurant Space
- Additional Available Retail Space

UNIT	TENANT	SF
1	Ascent Fly Fishing	
2	Las Dalias Family Mexican Restaurant	
3	AVAILABLE	2,290
4	Salon Navaeh Day Spa	
5	82 Liquors	
6/7	The Rock Martial Arts & Fitness	
8	Alterations Plus	
9	The Garlic Knot Pizza & Pasta	
10	AVAILABLE	2,290
11	Cakes Amore	
12	State Farm	
13	Sylvan Learning of Littleton	
14A	Sun Massage	
14	AVAILABLE	1,540
14B	AVAILABLE	2,380
15	AVAILABLE	2,240
15A	A Cut Above Fine Dog Grooming	
16/17	AVAILABLE	1,850
18	EAS Tires	
10133	Q's Pub & Grille	
10053	Asian Chef's Chinese Restaurant	



## UNIT 10 - 2,290 SF

- \$22.00/SF + \$10.65/SF NNN
- \$6,230/mo approx Monthly Rent + Utilities
- Warm vanilla shell with 3-compartment sink, 65 gallon grease trap, and two finished restrooms. Ready for your finishes!









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## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

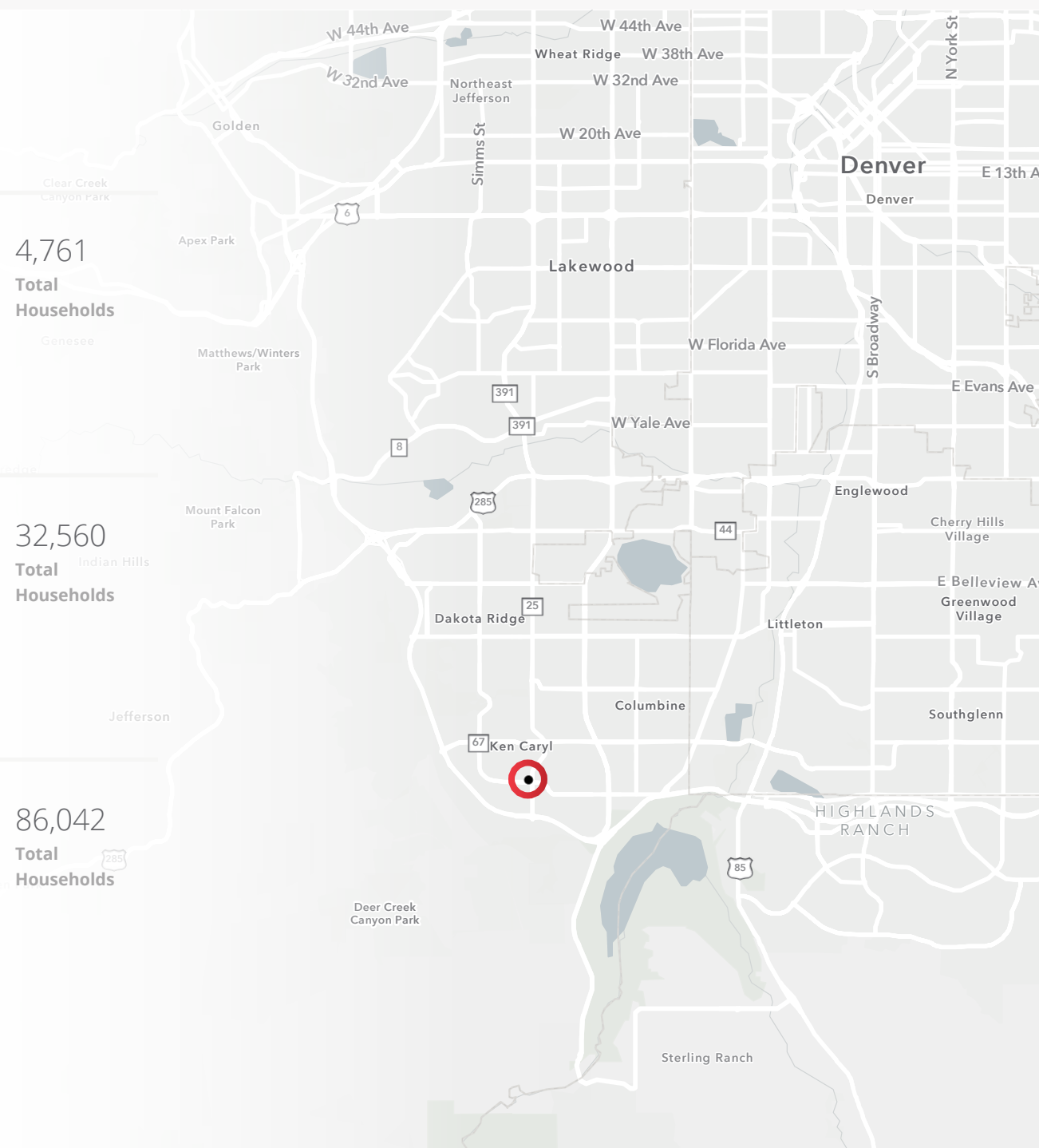
13,212	9,711	\$165,903	4,761
Population	Total Daytime Population	Average Household Income	Total Households

### 5 MILES

80,903	66,662	\$169,345	32,560
Population	Total Daytime Population	Average Household Income	Total Households

### 7 MILES

211,763	194,553	\$156,390	86,042
Population	Total Daytime Population	Average Household Income	Total Households



SOURCE





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